

# UNOFFICIAL COPY

Doc#: 2205434188 Fee: \$98.00

Karen A. Yarbrough  
Cook County Clerk

Date: 02/23/2022 02:07 PM Pg: 1 of 2

Dec ID 20210601681742

ST/CO Stamp 2-138-602-768 ST Tax \$550.00 CO Tax \$275.00

City Stamp 0-998-915-344 City Tax: \$6,069.45

## WARRANTY DEED



**THIS INDENTURE WITNESSES that GRANTORS, JEFFREY KATZ and KAISA AUGÉ-KATZ, husband and wife, of 2442 W. Walton Avenue, # 1, Chicago, Illinois 60622**

**FOR AND IN CONSIDERATION** of the sum of **TEN AND NO/100THS DOLLARS** in hand paid, the receipt of which is hereby acknowledged, conveys and warrants fee simple title to:

**THE GRANTEES, JOSEPH D. GURA and JAMIE B. CAMPBELL, husband and wife, both of 794 Walden Road, Winnetka, IL 60093, and as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:**

Parcel 1:

UNIT NUMBER 1 IN THE 2442 W WALTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 43 IN BLOCK I IN CARMICHAEL'S SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1 TOWNSHIP 19 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617234099; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF "PARKING UNIT 1" AND "GARAGE ROOF, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID. RECORDED AS DOCUMENT NUMBER 0617234099 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-01-420-048-1001

Address of Real Estate: 2442 W. Walton Avenue, # 1, Chicago, IL 60622

**SUBJECT TO:** Covenants, conditions and restrictions of record, public and utility easements, if any; acts done by or suffered through Grantees; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing.


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

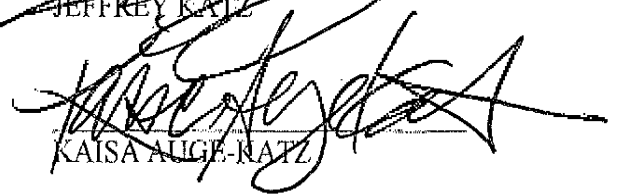
**21GSC103052WJ**  
**1 OF 2**

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Dated this 25th day of June, 2021.

GRANTORS:

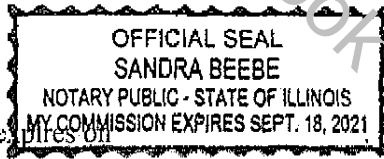
  
 \_\_\_\_\_  
 JEFFREY KATZ

  
 \_\_\_\_\_  
 KAISA AUGÉ-KATZ

STATE OF ILLINOIS            )  
   ) SS  
 COUNTY OF WILL            )

I, the undersigned, a Notary Public in and for Dupage County, in the State of Illinois, DO HEREBY CERTIFY THAT **JEFFREY KATZ** and **KAISA AUGÉ-KATZ**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, and delivered the instrument as their free and voluntary act for the uses and purposes therein set forth including the release of homestead rights.

Given under my hand and notarial seal this 22nd day of June, 2021.



  
 \_\_\_\_\_  
 Notary Public

My commission expires on \_\_\_\_\_

MUNICIPAL TRANSFER STAMP

COOK COUNTY/ILLINOIS TRANSFER STAMP

**PREPARED BY:**

Michael R. Martin  
 Dunn, Martin & Miller, Ltd.  
 15 W. Jefferson St., Suite 300  
 Joliet, Illinois 60432

**MAIL TO:**

Lauren LoMonaco  
 LoMonaco Law  
 444 W. Lake Street, # 1700  
 Chicago, Illinois 60606

**NAME AND ADDRESS OF TAXPAYER:**

Joseph D. Gura and Jamie B. Campbell  
 2442 W. Walton Avenue, # 1  
 Chicago, Illinois 60622